

**IT IS THE VENDOR'S RESPONSIBILITY TO CHECK FOR
ADDENDUMS PRIOR TO SUBMITTING PROPOSALS**

**REQUEST FOR PROPOSALS
SPECIFICATION NO. 01-158**

The City of Lincoln, Nebraska intends to enter into a contract and invites you to submit a sealed proposal for:

**REDEVELOPMENT OF THE OLD BROOM FACTORY
(NORTH 27TH, "X" TO "Y" STREETS)**

Sealed proposals will be received by the City of Lincoln, Nebraska on or before 12:00 NOON, Wednesday, September 5, 2001 in the office of the Purchasing Agent, 440 South 8th Street, Suite 200, Southwest Wing, Lincoln, Nebraska 68508. **Only the names** of respondents will be publicly opened and read at the K Street Complex.

Respondents should take caution if U.S. mail or mail delivery services are used for the submission. Mailing should be made in sufficient time for proposals to arrive in the Purchasing Division, prior to the time and date specified above.

SPECIFICATIONS FOR REDEVELOPMENT OF THE OLD BROOM FACTORY (NORTH 27TH, "X" TO "Y" STREETS)

1. **INTENT**

- 1.1 The City of Lincoln, Urban Development Department, is seeking proposals from qualified developers/firms for a proposed private redevelopment project on North 27th Street.
- 1.2 The property to be sold is located at 1045 N. 27th Street; South 42 feet of Lots 1 & 2, all of Lot 3, Block 1.
 - 1.2.1 Trester's Addition, also known as 1025 N. 27th Street; Lots 7, 8, 9, & 10, Block 1 Trester's Addition, and vacated north-south alley adjacent also known as 1017 N. 27th Street.
 - 1.2.2 It is possible the City will consider assembly of the remainder of Lots 1 & 2 if needed, and for the good of the overall project.
- 1.3 The City is accepting proposals for sale of land for a private office or commercial development.
- 1.4 The successful developer will be selected on the basis of criteria that includes qualifications, experience, financial capability to accomplish the project and respond to this proposal.

2. **SITE**

- 2.1 See Attachment A for the site plan.
- 2.2 The property may need to be replatted and a plan approval process would then be necessary.
- 2.3 The site is currently zoned B-3 and may be re-zoned as required for this project.

3. **PROJECT OBJECTIVES**

- 3.1 The major goal of this Redevelopment Project is to revitalize this area of the North 27th Street corridor within the redevelopment area.
 - 3.1.1 This goal is part of the *North 27th Street Redevelopment Plan* and meets the goal of eliminating blight and revitalizing North 27th Street.
 - 3.1.2 This plan may be purchased at Kinko's downtown Lincoln location, 1201 Q Street, or can be reviewed at Bennett Martin public library in Lincoln, or at the City of Lincoln, Urban Development Department, 129 N 10th Street, Room 110.
- 3.2 The City expects this project to be a significant improvement that will contribute to the revitalization of the North 27th Street corridor.

- 3.3 The new buildings should respect the urban context and consider the design, scale, color, and other design features near the site.
- 3.4 Adjacent is the identified location of the new pedestrian bridge, the redeveloper needs to be aware of this improvement to the overall goal of the redevelopment of N. 27th Street.

4. **DEVELOPMENT PROCESS**

- 4.1 The City's role in this redevelopment project is that of a catalyst and coordinator.
- 4.2 The public responsibility involves provisions of the site, coordination, continuation of public improvement activities and monitoring development.
- 4.3 The City recognizes current conditions that necessitate action in the public interest and the commitment of public resources evidenced, in part, by the adoption of the *North 27th Street Redevelopment Plan* by the Lincoln City Council on March 16, 1998.
 - 4.3.1 This includes public improvements and disposition or lease of the land in a manner which will ensure optimal redevelopment.
- 4.4 The City is responsible to ensure that all necessary actions are undertaken in a timely, orderly and mutually supportive fashion, within the guidelines, agreements and ordinances.
- 4.5 The City will consider land purchase and/or other types of assistance.
- 4.6 The City reserves the right to accept or reject any or all developers proposals.
- 4.7 Development of this parcel of land will be guided by a combination of public and private market factors.

5. **PROPOSAL CONTENTS**

- 5.1 Statement of development concept, including proposed facilities, building, costs, etc.
- 5.2 A statement of respondents experience and data on any recent similar development.
- 5.3 Development team - owner/partners, identification of all participants, including the name, business address, phone numbers and respective responsibilities of each partner.
- 5.4 Site plan, preliminary and schematic design drawings of this project including elevations, typical floor plan, and a landscaping detail.
- 5.5 Pro Forma on proposed development, including land costs, operating costs and income, debt and equity.
- 5.6 Information on the proposed site and area improvements, detailing proposed public/private costs.
- 5.7 Source of equity, debt financing, etc., including specific expectations of City participation.
- 5.8 Schedule of estimated start of site preparation, start of construction, completion of construction, and proposed operating dates.
- 5.9 Respondents to this request for proposals are to submit five (5) copies of their proposal on the date specified.

6. **SPECIAL PROVISIONS TO BE INCLUDED IN A CONTRACT**

- 6.1 The land will be build upon and improved in conformity with the goal and objectives of the Redevelopment Plan and this RFP.
- 6.2 All exterior improvements, including site plan, building materials and landscaping are subject to prior approval by the Urban Development Department.
- 6.3 Construction will commence and be completed within an agreed period of time.

7. **SUBMISSION AND REVIEW PROCESS**

- 7.1 Proposals must be submitted to the City of Lincoln, Purchasing Agent, 440 South 8th Street, Suite 200, Southwest Wing, Lincoln, NE 68502 by the date specified.
- 7.2 The review of the proposals shall be conducted by the Director of Urban Development and staff.
- 7.3 The recommendations of the Director shall be approved by the Mayor.
- 7.4 All proposers will be notified of the results of the evaluation.
- 7.5 Upon notification of selection, the successful proposer will be expected to execute a redevelopment agreement prepared by the City.
 - 7.5.1 This agreement shall cover all matters pertaining to the redevelopment parcel being sold.
 - 7.5.2 Following the approval of the sale agreement by the City Council, the agreement shall be executed and the redevelopment shall proceed in accordance with its terms.
- 7.6 The City reserves the right to hold each proposal for a period of 60 days from the due date, for the purpose of review and investigation of qualifications and financial capabilities of the respondents.
- 7.7 The City of Lincoln further reserves the right to accept or reject any or all proposals received.
- 7.8 The proposal selected, is selected only in concept.
 - 7.8.1 Details are to be negotiated through the redevelopment agreement process, including the price of land.

8. **SELECTION CRITERIA**

- 8.1 Redevelopment Proposal.
 - 8.1.1 The City will evaluate the extent to which prospective developers propose to develop the land for uses in accordance with the objectives of the Redevelopment Plan and the terms of this Request for Proposals, including its design guidelines.
- 8.2 Land price will be negotiated between the City and the successful proposer through the redevelopment agreement process.
- 8.3 Legal and financial ability must be shown by prospective developers to carry out the scope of their proposals.
 - 8.3.1 Developers will be required to specify the form of entity that will take title to the land contained in their proposal, execute the construction work and market and/or operate the competed facilities.

- 8.4 Implementation ability must be shown by prospective developers as to experience, qualifications, and ability to complete projects of the scope and complexity of their proposal and to demonstrate the ability to operate and market the facilities of the size and type proposed.
- 8.5 The City will evaluate the extent to which the proposals involve structures of HIGH QUALITY, including DESIGN and that are consistent with the design objectives and standards contained in the redevelopment plan and in this Request for Proposals.
- 8.6 Specific areas of evaluation will include but not be limited to the following:
 - 8.6.1 Respect for the aesthetic values of the area through high design standards.
 - 8.6.2 Design standards used for construction of each unit to be built.
 - 8.6.3 Use of innovative or energy conserving design.
 - 8.6.4 The integration of the development with existing surroundings.
 - 8.6.5 Compatibility with the design of other new redevelopment projects including the Police Station at 27th and Holdrege and streetscape features such as lighting, signage and landscaping.

